143.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,900 / 717,900
					USE VALUE:	717,900 / 717,900
					ASSESSED:	717,900 / 717,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAN ELIZABETH CHANDLER
Owner 2:	
Owner 3:	
Street 1:	44 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,220 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5220.000	256,600		461,300	717,900
Total Card	0.120	256,600		461,300	717,900
Total Parcel	0.120	256,600		461,300	717,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.45 | /Parcel: 470.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92713

GIS Ref

GIS Ref

Insp Date 04/24/18

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0007.0

!11101!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,700	0	5,220.	461,300	718,000	718,000	Year End Roll	12/18/2019
2019	101	FV	225,800	0	5,220.	432,400	658,200	658,200	Year End Roll	1/3/2019
2018	101	FV	225,800	0	5,220.	357,500	583,300	583,300	Year End Roll	12/20/2017
2017	101	FV	225,800	0	5,220.	328,700	554,500	554,500	Year End Roll	1/3/2017
2016	101	FV	225,800	0	5,220.	299,800	525,600	525,600	Year End	1/4/2016
2015	101	FV	200,200	0	5,220.	294,100	494,300	494,300	Year End Roll	12/11/2014
2014	101	FV	200,200	0	5,220.	273,300	473,500	473,500	Year End Roll	12/16/2013
2013	101	FV	200,200	0	5,220.	260,000	460,200	460,200		12/13/2012

PRINT

Date	Time
12/11/20	01:18:31

LAST REV

Date	Time
12/09/19	15:29:41
jorourke	
11101	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21315-99		7/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	92713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2012	1554	Manual	3,820	C				
11/3/2011	1421	Re-Roof	5,750					
8/1/1995	440	Manual	800					REBUILD STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	BS	Barbara S
4/12/2013	Info Fm Prmt	MM	Mary M
1/21/2009	Measured	372	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5220		Sq. Ft.	Site		0	80.	1.10	9									461,281						461,300	

Total AC/HA: 0.11983 | Total SF/SM: 5220 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,281 | Spl Credit | Total: 461,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33807337
Const Adj.:	0.98990101
Adj $ / SQ:	165.570
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371925
Depreciation:	115297
Depreciated Total:	256628

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

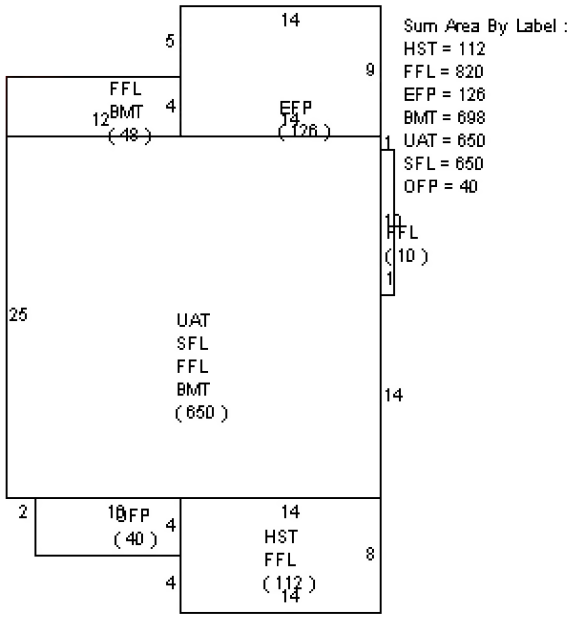
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	820	165.570	135,767
BMT	Basement	698	49.670	34,670
SFL	Second Floor	650	165.570	107,621
UAT	Upper Attic	163	66.230	10,762
EFP	Enclos Porch	126	48.340	6,091
HST	Half Story	56	165.570	9,272
OFP	Open Porch	40	43.560	1,742
	Net Sketched Area:	2,553	Total:	305,925
Size Ad	1526	Gross Are	3096	FinArea 1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.57
Special Features:	0	Val/Su Net:	100.51
Final Total:	256600	Val/Su SzAd	168.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	